

[First Reprint]

**SENATE, No. 3693**

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**STATE OF NEW JERSEY**

**221st LEGISLATURE**

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INTRODUCED SEPTEMBER 30, 2024

**Sponsored by:**

**Senator NICHOLAS P. SCUTARI**

**District 22 (Somerset and Union)**

**Senator SHIRLEY K. TURNER**

**District 15 (Hunterdon and Mercer)**

**Co-Sponsored by:**

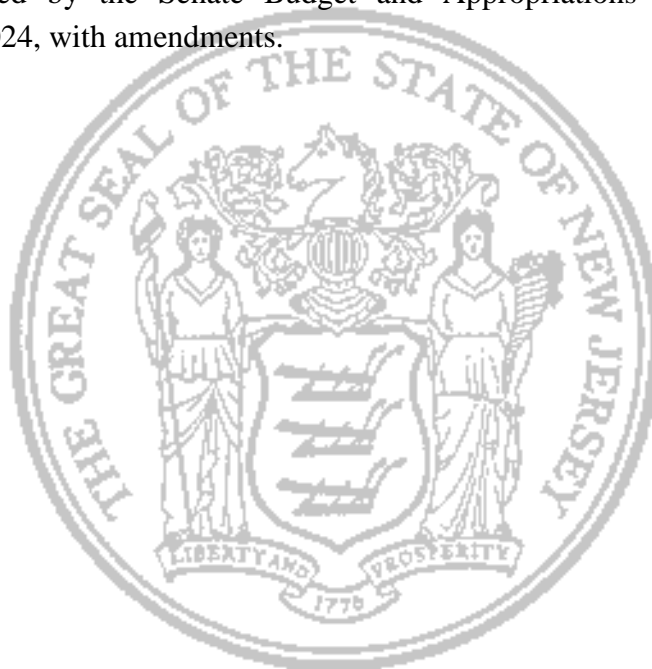
**Senator Diegnan**

**SYNOPSIS**

Revises statutes implementing certain property tax relief programs pursuant to recommendations promulgated by Stay NJ Task Force.

**CURRENT VERSION OF TEXT**

As reported by the Senate Budget and Appropriations Committee on October 7, 2024, with amendments.



**(Sponsorship Updated As Of: 10/28/2024)**

1 AN ACT concerning the Stay NJ property tax benefit program and  
2 amending and supplementing various parts of the statutory law.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6

7 1. Section 2 of P.L.2023, c.75 (C.54:4-8.75b) is amended to read  
8 as follows:

9 2. As used in this act:

10 “ANCHOR” means the Affordable New Jersey Communities for  
11 Homeowners and Renters Property Tax Relief Program.

12 "Condominium" means the form of real property ownership  
13 provided for under the "Condominium Act," P.L.1969, c.257  
14 (C.46:8B-1 et seq.).

15 "Cooperative" means a housing corporation or association which  
16 entitles the holder of a share or membership interest thereof to  
17 possess and occupy for dwelling purposes a house, apartment or  
18 other unit of housing owned or leased by the corporation or  
19 association, or to lease or purchase a unit of housing constructed or  
20 to be constructed by the corporation or association.

21 "Director" means the Director of the Division of Taxation in the  
22 Department of the Treasury.

23 "Dwelling house" means any residential property assessed as real  
24 property which consists of not more than four units, of which not  
25 more than one may be used for commercial purposes, but shall not  
26 include a unit in a condominium, cooperative, horizontal property  
27 regime or mutual housing corporation.

28 "Eligible claimant" means <sup>1</sup>**[an individual]** a State resident<sup>1</sup> who  
29 is 65 or more years of age on or before December 31, 2024 or who  
30 is 65 or more years of age on or before December 31 of any  
31 subsequent benefit year, who is the owner for at least one full tax  
32 year of a homestead in this State on or after [July 1, 2024]  
33 December 31, 2023 and any subsequent benefit year, and who has  
34 **[gross]** income for the prior tax year that is less than \$500,000.

35 **[**"Gross income" means all New Jersey gross income required to  
36 be reported pursuant to the "New Jersey Gross Income Tax Act,"  
37 N.J.S.54A:1-1 et seq., other than income excludable from the gross  
38 income tax return, but before reduction thereof by any applicable  
39 exemptions, deductions and credits, received during the taxable  
40 year by the owner or residential shareholder in, or lessee of, a  
41 homestead.**]**

42 "Homestead" means:

43 a. a dwelling house and the land on which that dwelling house  
44 is located which constitutes the place of the eligible claimant's

**EXPLANATION** – Matter enclosed in bold-faced brackets **[thus]** in the above bill is  
not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

<sup>1</sup>Senate SBA committee amendments adopted October 7, 2024.

1 domicile and is owned and used by the eligible claimant as the  
2 eligible claimant's principal residence;

3 b. a condominium unit or a unit in a horizontal property regime  
4 or a continuing care retirement community which constitutes the  
5 place of the eligible claimant's domicile and is owned and used by  
6 the eligible claimant as the eligible claimant's principal residence.  
7 In addition to the generally accepted meaning of "owned" or  
8 "ownership," a homestead shall be deemed to be owned by a person  
9 if that person is a tenant for life or a tenant under a lease for 99  
10 years or more, is entitled to and actually takes possession of the  
11 homestead under an executory contract for the sale thereof or under  
12 an agreement with a lending institution which holds title as security  
13 for a loan, or is a resident of a continuing care retirement  
14 community pursuant to a contract for continuing care for the life of  
15 that person which requires the resident to bear, separately from any  
16 other charges, the proportionate share of property taxes attributable  
17 to the unit that the resident occupies; or

18 c. a unit in a cooperative or mutual housing corporation which  
19 constitutes the place of domicile of a residential shareholder or  
20 lessee therein, or of a lessee or shareholder who is not a residential  
21 shareholder therein, which is used by the eligible claimant as the  
22 eligible claimant's principal residence; or a mutual housing  
23 corporation.

24 "Homestead property tax reimbursement" means the property tax  
25 benefit provided pursuant to P.L.1997, c.348 (C.54:4-8.67 et seq.).

26 "Horizontal property regime" means the form of real property  
27 ownership provided for under the "Horizontal Property Act,"  
28 P.L.1963, c.168 (C.46:8A-1 et seq.).

29 "Income" means all New Jersey gross income required to be  
30 reported pursuant to the "New Jersey Gross Income Tax Act,"  
31 N.J.S.54A:1-1 et seq., before the application of any authorized  
32 exclusion or deduction, except also including: interest income  
33 excluded from taxation pursuant to N.J.S.54A:6-14; pension and  
34 annuity income excluded from taxation pursuant to N.J.S.54A:6-10;  
35 income derived from distributions from or roll overs to a Roth IRA  
36 excluded from taxation pursuant to N.J.S.54A:6-28; other  
37 retirement income excluded from taxation pursuant to N.J.S.54A:6-  
38 15; and Social Security income excluded from taxation pursuant to  
39 N.J.S.54A:6-2, as self-reported by the homeowner.

40 "Mutual housing corporation" means a corporation not-for-profit,  
41 incorporated under the laws of this State on a mutual or cooperative  
42 basis within the scope of section 607 of the Lanham Act (National  
43 Defense Housing), Pub.L.849, (42 U.S.C. s.1521 et seq.), as  
44 amended, which acquired a National Defense Housing Project  
45 pursuant to that act.

46 "Principal residence" means a homestead actually and  
47 continually occupied by an eligible claimant as the eligible  
48 claimant's permanent residence, including a homestead on which an

1 eligible claimant made one or more payments in lieu of taxes to the  
2 municipality in which the homestead is located, as distinguished  
3 from a vacation home, property owned and rented or offered for  
4 rent by the eligible claimant, and other secondary real property  
5 holdings.

6 "Property tax" means the general property tax due and payable  
7 by the owner of a homestead, based on an assessment made by the  
8 municipality upon real property on an ad valorem basis on land and  
9 improvements, and shall include payments in lieu of taxes.

10 "State resident" or "resident" means an individual:

11 a. who is domiciled in this State, unless the individual  
12 maintains no permanent place of abode in this State, maintains a  
13 permanent place of abode elsewhere, and spends in the aggregate no  
14 more than 30 days of the tax year in this State; or

15 b. who is not domiciled in this State but maintains a permanent  
16 place of abode in this State and spends in the aggregate more than  
17 183 days of the tax year in this State, unless the individual is in the  
18 Armed Forces of the United States.

19 "Stay NJ property tax credit" means a property tax credit [in the  
20 amount of 50 percent of] applied to an eligible claimant's property  
21 tax bill in accordance with the provisions of the "Stay NJ Act,"  
22 P.L.2023, c.75 (C.54:4-8.75a et al.).

23 "Task force" means the Stay NJ Task Force established pursuant  
24 to section 18 of P.L.2023, c.75 (C.54:4-8.75o).

25 "Tax year" or "taxable year" means the prior calendar year,  
26 January 1 through December 31, in which a homestead is assessed  
27 for property taxation and the property tax is levied thereon, and  
28 paid.

29 "Tax year quarter" means a three-month period of a tax year  
30 consisting of January 1 through March 31, April 1 through June 30,  
31 July 1 through September 30, and October 1 through December 31.  
32 (cf: P.L.2023, c.75, s.2)

33

34 2. Section 3 of P.L.2023, c.75 (C.54:4-8.75c) is amended to read  
35 as follows:

36 3. a. (1) There is established the Stay NJ property tax credit  
37 program. The director shall administer the Stay NJ property tax  
38 credit that shall provide to an eligible claimant a property tax credit  
39 in the amount of 50 percent of the property tax [paid for] billed to  
40 the eligible claimant's principal residence in the prior tax year,  
41 except that the amount of the credit <sup>1</sup>, together with the combined  
42 amount of the ANCHOR rebate and the homestead property tax  
43 reimbursement received by the eligible claimant for the tax year,<sup>1</sup>  
44 shall not exceed the maximum amount allowable for the tax year  
45 pursuant to subsection c. of this section <sup>1</sup> [, or the combined amount  
46 of the ANCHOR rebate and the homestead property tax  
47 reimbursement received by the eligible claimant for the tax year]<sup>1</sup>.

1       (2) Nothing in this section shall be deemed to limit the amount  
2 of the homestead property tax reimbursement or ANCHOR rebate  
3 that shall be paid to an eligible claimant for any tax year in which  
4 the combined value of the homestead property tax reimbursement  
5 and ANCHOR rebate exceeds the amount of the maximum  
6 allowable Stay NJ property tax credit, as determined pursuant to  
7 subsection c. of this section.

8       (3)<sup>1</sup> A Stay NJ property tax credit for an eligible claimant who  
9 is a tenant shareholder in a cooperative, mutual housing  
10 organization, or continuing care retirement community shall be  
11 based on the eligible claimant's proportionate share of the property  
12 taxes assessed against that real property that are attributable to the  
13 eligible claimant's unit. Property tax credits shall be allowed  
14 pursuant to this section in relation to the property taxes **[paid]**  
15 **billed** or allocable to an eligible claimant who has more than one  
16 homestead in a tax year, but the aggregate amount of the property  
17 taxes or property tax credits claimed shall not exceed the total  
18 proportionate amounts of property taxes assessed and levied against  
19 or allocable to each homestead for the proportion of the tax year  
20 quarter to which the taxpayer occupies it as the taxpayer's principle  
21 residence.

22       **b.** The amount of the Stay NJ property tax credit shall be  
23 calculated for each eligible claimant by the director, and shall be  
24 paid **[to the tax collector of the municipality in which the eligible**  
25 **claimant's homestead is located pursuant to]** in accordance with the  
26 provisions of **[subsection a. of]** section 5 of P.L.2023, c.75  
27 (C.54:4-8.75e).

28       **c.** **[Notwithstanding the provisions of P.L.2023, c.75 (C.54:4-**  
29 **8.75a et al.) that require an annual property tax credit in the amount**  
30 **of 50 percent of the property tax paid on an eligible claimant's**  
31 **homestead, the]** The maximum amount to be credited to an eligible  
32 claimant shall be \$6,500 **[in]** for tax year 2026 **[, if there is no**  
33 **delay in implementation as may occur pursuant to section 19 of**  
34 **P.L.2023, c.75 (C.54:4-8.75p). For every tax year after the year in**  
35 **which the Stay NJ property tax credit program is first**  
36 **implemented,]** ; and for each tax year thereafter, the maximum  
37 amount to be credited to an eligible claimant shall be increased  
38 based on the annual percentage increase in the average residential  
39 property tax bill as shall be computed by the Director of the  
40 Division of Local Government Services in the Department of  
41 Community Affairs.

42       **[An]** **d.** Except as otherwise provided in subsection a. of  
43 section 5 of P.L.2023, c.75 (C.54:4-8.75e), an eligible claimant  
44 shall be entitled to a Stay NJ property tax credit annually, on proper  
45 claim being made therefor to the director. Notwithstanding any  
46 provision of P.L.2023, c.75 (C.54:4-8.75a et al.) to the contrary, the  
47 amount of property taxes used to determine the amount of the Stay

1 NJ property tax credit shall not be reduced by the amount of the  
2 deductions taken by an eligible claimant pursuant to P.L.1963,  
3 c.171 (C.54:4-8.10 to 54:4-8.23) and P.L.1964, c.255 (C.54:4-8.40  
4 to 54:4-8.45 et al.). The surviving spouse of a deceased resident of  
5 this State who during his or her life received a Stay NJ property tax  
6 credit shall be entitled, so long as the surviving spouse does not  
7 remarry, remains a resident in the same homestead with respect to  
8 which the Stay NJ property tax credit was granted, and is an eligible  
9 claimant, to the same Stay NJ property tax credit, upon the same  
10 conditions, with respect to the same homestead.

11 (cf: P.L.2023, c.75, s.3)

12

13 3. Section 4 of P.L.2023, c.75 (C.54:4-8.75d) is amended to read  
14 as follows:

15 4. a. Not later than **【July】** February 1, 2025, **【if there is no**  
16 **delay in implementation as may occur pursuant to section 19 of**  
17 **P.L.2023, c.75 (C.54:4-8.75p),】** the director shall promulgate a  
18 combined single application form consistent with the requirements  
19 of section 6 of P.L.2023, c.75 (C.54:4-8.75f) and the  
20 recommendations of the Stay NJ Task Force established pursuant to  
21 section 18 of P.L.2023, c.75 (C.54:4-8.75o) **【,】** that shall be  
22 available on and after that date to be used by State residents to  
23 apply for the Stay NJ property tax credit, the ANCHOR property  
24 tax rebate, and the homestead property tax reimbursement program.  
25 Applications shall be accepted by the Director of the Division of  
26 Taxation from February 1 through October 31 of each year. State  
27 residents seeking property tax benefits under those programs shall  
28 complete the entire application and file it with the director. The  
29 director shall determine **【which property tax benefit program or**  
30 **programs provide the greatest benefit for the applicant】** the amount  
31 of the Stay NJ property tax credit, ANCHOR rebate, and homestead  
32 property tax reimbursement, as applicable, provided to each  
33 applicant pursuant to the requirements of subsection b. of this  
34 section.

35 b. **【Notwithstanding any provision of law, rule, or regulation to**  
36 **the contrary, an applicant shall only be entitled to the greater of:**

37 (1) the amount of the Stay NJ property tax credit; or

38 (2) the combined amount of the ANCHOR property tax rebate  
39 and the homestead property tax reimbursement. **】** The director shall  
40 calculate the amount of each property tax benefit provided to an  
41 eligible claimant for each tax year in the following manner:

42 (1) if the eligible claimant qualifies for an ANCHOR rebate, the  
43 director shall first determine the amount of the eligible claimant's  
44 ANCHOR rebate for the tax year, the full amount of which shall be  
45 paid to the eligible claimant;

46 (2) if the eligible claimant qualifies for a homestead property tax  
47 reimbursement, the director shall next determine the amount of the

1 eligible claimant's homestead property tax reimbursement for the  
2 tax year, the full amount of which shall be paid to the eligible  
3 claimant;

4 (3) if the eligible claimant qualifies for a Stay NJ property tax  
5 credit, the director shall then determine the amount of the eligible  
6 claimant's Stay NJ property tax credit for the tax year, of which the  
7 eligible claimant shall be paid an amount equal to 50 percent of the  
8 property taxes billed to the eligible claimant, up to the maximum  
9 amount permitted under section 3 of P.L.2023, c.75 (C.54:4-8.75c),  
10 less the amounts paid to the eligible claimant pursuant to  
11 paragraphs (1) and (2) of this subsection.

12 c. **【**With respect to the homestead property tax reimbursement  
13 program, the base year of an eligible claimant who receives a Stay  
14 NJ property tax credit instead of a homestead property tax  
15 reimbursement shall remain unchanged, notwithstanding the  
16 number of years that the eligible claimant receives a Stay NJ  
17 property tax credit instead of a homestead property tax  
18 reimbursement.**】** (Deleted by amendment, P.L. , c. (C. )  
19 (pending before the Legislature as this bill)

20 d. (1) The director shall determine the amount of the Stay NJ  
21 property tax credit that shall be provided for each eligible claimant  
22 pursuant to P.L.2023, c.75 (C.54:4-8.75a et al.) based upon the  
23 information provided by the eligible claimant in the application or  
24 from any other information as may be available to the director and  
25 shall notify the applicant <sup>1</sup>**【**, not later than October 15 of each  
26 year,<sup>1</sup> of the determined amount, in 【such manner as the director  
27 may deem appropriate】 writing <sup>1</sup>and at such time as the director  
28 may deem appropriate<sup>1</sup> , together with a detailed calculation of the  
29 amount that the eligible claimant is entitled to receive pursuant to  
30 subsection b. of this section.

31 (2) The format of the written information to be provided by the  
32 director shall be determined by the director and shall, at a  
33 minimum, display: (a) the amount of the eligible claimant's  
34 property tax bill for the tax year; (b) the amount of the ANCHOR  
35 rebate, homestead property tax reimbursement, and Stay NJ  
36 property tax credit, as applicable, that the eligible claimant is  
37 entitled to receive; and (c) the actual property taxes that the eligible  
38 claimant shall pay in the tax year after any property tax credits are  
39 applied against the eligible claimant's property tax bill.

40 (3) Subject to the provisions of the State Uniform Tax Procedure  
41 Law, R.S.54:48-1 et seq., such notification shall finally and  
42 irrevocably fix the amount of the Stay NJ property tax credit unless  
43 the applicant, within 90 days after having been given notice of such  
44 determination, shall apply to the director for a hearing, or unless the  
45 director shall redetermine the same. After such hearing the director  
46 shall give notice of the final determination to the applicant.

1 e. An eligible claimant for a Stay NJ property tax credit  
2 authorized under P.L.2023, c.75 (C.54:4-8.75a et al.) who is  
3 aggrieved by any decision, order, finding, or denial by the director  
4 of all or part of that eligible claimant's Stay NJ property tax credit  
5 may appeal therefrom to the New Jersey Tax Court in accordance  
6 with the provisions of the State Uniform Tax Procedure Law,  
7 R.S.54:48-1 et seq. The appeal provided by this section shall be the  
8 exclusive remedy available to an applicant for review of a decision  
9 of a director in respect to the determination of all or a part of a Stay  
10 NJ property tax credit authorized under P.L.2023, c.75 (C.54:4-  
11 8.75a et al.).  
12 (cf: P.L.2023, c.75, s.4)

13  
14 4. Section 5 of P.L.2023, c.75 (C.54:4-8.75e) is amended to read  
15 as follows:

16 5. a. (1) The State Treasurer, upon certification of the director  
17 and upon warrant of the Director of the Division of Budget and  
18 Accounting, shall pay and distribute, on a quarterly basis, beginning  
19 February 1, 2026, the amount of a Stay NJ property tax credit  
20 payable under P.L.2023, c.75 (C.54:4-8.75a et al.) that is claimed  
21 for the tax year by check or direct deposit payable to the eligible  
22 claimant, or by a credit against the property tax bill of the eligible  
23 claimant payable to the tax collector of the municipality in which  
24 each eligible claimant whose credit is approved by the director is  
25 located; provided, however, a credit due to an eligible claimant who  
26 claimed a Stay NJ property tax credit pursuant to section 3 of  
27 P.L.2023, c.75 (C.54:4-8.75c), and whose homestead is a unit in a  
28 cooperative, mutual housing corporation, or continuing care  
29 retirement community, shall be paid directly to the eligible claimant  
30 by the State Treasurer by check or direct deposit. **[A]** In any year  
31 that the director determines that a Stay NJ payment shall be made as  
32 a credit, a Stay NJ property tax credit allowed by the director to an  
33 eligible claimant who claimed a Stay NJ property tax credit  
34 pursuant to section 3 of P.L.2023, c.75 (C.54:4-8.75c), and whose  
35 homestead is not a unit in a cooperative, mutual housing  
36 corporation, or continuing care retirement community, shall be paid  
37 by the State Treasurer through electronic funds transfer made by the  
38 director to the local property tax account maintained by the local  
39 property tax collector for the homestead of an eligible claimant as  
40 the eligible claimant shall identify, in four equal installments after  
41 the application for the credit has been approved. The State  
42 Treasurer shall pay and distribute Stay NJ property tax credit  
43 payments to each municipal tax collector or eligible claimant, as  
44 applicable, on a quarterly basis at least 10 days prior to the statutory  
45 due date for each property tax year quarter payment. Notice of  
46 payments of Stay NJ credit installments shall be provided to the  
47 eligible claimant and the appropriate local tax collector.



1       (2) Notwithstanding the provisions of this section to the  
2 contrary, for the first year in which the Stay NJ property tax  
3 program is implemented, each Stay NJ property tax credit awarded  
4 an eligible claimant shall be paid and distributed by check or direct  
5 deposit.

6       b. Each municipal tax collector who applies a Stay NJ property  
7 tax credit to the property tax account of the homestead of an eligible  
8 claimant pursuant to this section shall provide timely notice thereof  
9 to the eligible claimant and to any mortgagee or servicing  
10 organization noted on the property tax account that requires a  
11 mortgagor to make property tax payments to an escrow account, for  
12 the purpose of encouraging the escrow account property tax  
13 requirements to be promptly adjusted to the benefit of the property  
14 tax taxpayer on account of Stay NJ property tax credit payments.  
15 (cf: P.L.2023, c.75, s.5)

16  
17       5. Section 6 of P.L.2023, c.75 (C.54:4-8.75f) is amended to read  
18 as follows:

19       6. a. (1) Notwithstanding the provisions of section 6 of  
20 P.L.1990, c.61 (C.54:4-8.62) and section 3 of P.L.1997, c.348  
21 (C.54:4-8.70) concerning the form and deadline of applications for  
22 the ANCHOR rebate program and the homestead property tax  
23 reimbursement, the director shall promulgate, not later than  
24 February 1, 2025, a single combined application form to be used by  
25 State residents to apply for the ANCHOR rebate program, the  
26 homestead property tax reimbursement program, and the Stay NJ  
27 property tax credit in accordance with the recommendations of the  
28 Stay NJ Task Force established pursuant to section 18 of P.L.2023,  
29 c.75 (C.54:4-8.75o).

30       **【The】** (2) To the extent practicable, the single combined  
31 application shall resemble the form and manner of the application  
32 for the homestead property tax reimbursement program, as created  
33 pursuant to section 3 of P.L.1997, c.348 (C.54:4-8.70), except that  
34 the single combined application form shall, at a minimum, require  
35 the applicant to submit information about his or her age, annual  
36 income, including the amount of Social Security payments received  
37 by the applicant, homestead property address, as well as any other  
38 information determined necessary by the director in order to  
39 approve or disapprove the applicant's participation in those  
40 programs.

41       (3) The combined application form shall also advise the  
42 applicant that the director shall determine the eligibility of an  
43 applicant to receive an ANCHOR rebate, a homestead property tax  
44 reimbursement, or a Stay NJ property tax credit, or any combination  
45 thereof. The director shall, for good cause shown, extend the time  
46 of any applicant to file an application for a reasonable period, and  
47 in such case, the application shall be processed and payment of an  
48 ANCHOR rebate, homestead property tax reimbursement, or a Stay

1 NJ property tax credit, or any combination thereof, made in  
2 accordance with the procedures established in the case of  
3 applications timely filed, except the date for the payment may be  
4 delayed for a reasonable period. If an applicant or an applicant's  
5 spouse has filed an application for an extension of time to file a  
6 gross income tax return, the date by which the applicant shall file an  
7 application may, in the discretion of the director, be extended for a  
8 reasonable period, and the date for the payment of an ANCHOR  
9 rebate, homestead property tax reimbursement, or a Stay NJ  
10 property tax credit, or any combination thereof, may be delayed for  
11 a reasonable period. A State resident seeking property tax benefits  
12 under any of those programs shall accurately complete the entire  
13 application and file it with the director.

14 (4) For purposes of this subsection, in order to establish good  
15 cause to extend the time of an eligible claimant to file an  
16 application, the eligible claimant shall provide to the director either  
17 medical evidence, such as a doctor's certification, that the claimant  
18 was unable to file the claim by the date prescribed by the director  
19 because of illness or hospitalization, or evidence that the applicant  
20 attempted to file a timely application. Except as may be established  
21 by medical evidence or inability to file a claim, good cause shall not  
22 be established due to a claimant not having received an application  
23 from the director.

24 b. Upon the approval of applications by the director, the  
25 director shall prepare lists of individuals entitled to receive a Stay  
26 NJ property tax credit, together with the respective amounts due  
27 each eligible claimant and shall forward such lists to the State  
28 Treasurer, the Director of the Division of Budget and Accounting,  
29 and any other officials as the director deems appropriate on or  
30 before the earliest of such date or dates as may be convenient for  
31 the director to compile such lists. The director may inspect all  
32 records in the office of the tax collector and tax assessor of a  
33 municipality with respect to applications, claims, and allowances  
34 for Stay NJ property tax credits.

35 c. If an application contains a claim for a Stay NJ property tax  
36 credit that contains incorrect information from the claimant or is  
37 based upon incorrect or insufficient information from which the  
38 director is to determine and approve the claim, the director may  
39 determine the eligibility of the claimant for a Stay NJ property tax  
40 credit and the correct amount of a Stay NJ property tax credit from  
41 such other information as may be available to the director.

42 d. In the case of an eligible claimant whose homestead is a unit  
43 in a cooperative, mutual housing corporation, or continuing care  
44 retirement community, the director may provide that the application  
45 shall include the name and address of the location of the property  
46 and the amount of real property taxes attributed to the cooperative,  
47 mutual housing residential unit, or continuing care retirement  
48 community residential unit, as shall be indicated in an official

1 notice which shall be furnished by the cooperative, mutual housing  
2 corporation, or continuing care retirement community for the tax  
3 year.

4 (cf: P.L.2023, c.75, s.6)

5

6 6. Section 10 of P.L.2023, c.75 (C.54:4-8.75j) is amended to  
7 read as follows:

8 10. a. Except as provided in subsection b. of this section, a  
9 person who receives a Stay NJ property tax credit otherwise  
10 authorized under this act but which has been paid in error and  
11 which is recoverable by the director, and fails to return the payment  
12 within 45 days of receiving notice from the director that such  
13 payment was erroneous, shall pay, in addition to the amount of the  
14 erroneous credit, interest at the rate prescribed in R.S.54:49-3,  
15 assessed for each month or fraction thereof, compounded annually  
16 at the end of each year, from the date next following the 45th day  
17 after receiving the notice from the director that such payment was  
18 erroneous until the date of the return of the erroneous payment.

19 b. A person who is 65 years of age or older at the close of the  
20 tax year, or who is allowed to claim a personal deduction as a blind  
21 or disabled taxpayer pursuant to subsection b. of N.J.S.54A:3-1,  
22 who receives notice from the director pursuant to this section, shall  
23 within 45 days after receiving that notice, be permitted enter into an  
24 installment payment agreement for a reasonable period of time that  
25 will enable the person to completely satisfy the amount paid in  
26 effort and without the assessment of interest thereon.

27 c. Except as an installment payment agreement permitted  
28 pursuant to subsection b. of this section, a Stay NJ **Property Tax**  
29 **Credit** property tax credit paid as a result of misrepresentation or  
30 paid in error and any penalties and interest imposed thereon by this  
31 act, shall be payable to and recoverable by the director in the same  
32 manner as a deficiency with respect to the payment of State tax in  
33 accordance with the State Uniform Tax Procedure Law, R.S.54:48-1  
34 et seq.

35 (cf: P.L.2023, c.75, s.10)

36

37 7. Section 16 of P.L.2023, c.75 (C.54:4-8.75m) is amended to  
38 read as follows:

39 16. a. The Department of the Treasury shall establish a  
40 dedicated, nonlapsing account for the purpose of providing property  
41 tax benefits to homestead owners **and tenants** 65 years of age or  
42 older **on their principal residences, whether owned or rented**. All  
43 moneys deposited into the account shall be used for the payment of  
44 property tax benefits in accordance with subsection c. of this  
45 section.

46 b. (1) There is appropriated to the account established by  
47 subsection a. of this section in State Fiscal Year 2024,  
48 \$100,000,000 for the purpose of providing property tax benefits in

1 accordance with subsection c. of this section, subject to the  
2 approval of the Director of the Division of Budgeting and  
3 Accounting in the Department of the Treasury.

4 (2) The annual appropriations act for State Fiscal Year 2025  
5 shall include an appropriation to the account established by  
6 subsection a. of this section, in an amount not to exceed  
7 \$200,000,000 for the purpose of providing property tax benefits in  
8 accordance with subsection c. of this section.

9 (3) The annual appropriations act for State Fiscal Year 2026  
10 shall include an appropriation to the account established by  
11 subsection a. of this section, in an amount not to exceed  
12 \$300,000,000 for the purpose of providing property tax benefits in  
13 accordance with subsection c. of this section.

14 c. Beginning in State Fiscal Year 2026, moneys in the account  
15 established by subsection a. of this section shall be appropriated  
16 solely for the Stay NJ property tax credit program established  
17 pursuant to section 3 of P.L.2023, c.75 (C.54:4-8.75c).

18 (cf: P.L.2023, c.75, s.16)

19

20 8. Section 17 of P.L.2023, c.75 (C.54:4-8.75n) is amended to  
21 read as follows:

22 17. The **amendatory and supplementary provisions of**  
23 appropriation of funds necessary to support the provision of  
24 property tax relief under the Stay NJ property tax credit program as  
25 provided under sections 1 through 16 of P.L.2023, c.75 (C.54:4-  
26 8.75a et al.), as amended and supplemented by P.L. , c. (C. )  
27 (pending before the Legislature as this bill), shall not supersede,  
28 impact, or interfere with any of the following:

29 a. the full funding in each State fiscal year necessary to satisfy  
30 the requirement in Article VIII, Section IV, paragraph 1 of the New  
31 Jersey Constitution that the Legislature provide for the maintenance  
32 and support of a thorough and efficient system of free public  
33 schools for the instruction of children in the State between the ages  
34 of five and 18 years;

35 b. the full funding of the veterans' \$250 property tax deduction,  
36 required to be provided to eligible veterans pursuant to Article VIII,  
37 Section I, paragraph 3 of the New Jersey Constitution;

38 c. the full funding of the senior citizens' and disabled persons'  
39 \$250 property tax deduction authorized by Article VIII, Section I,  
40 paragraph 4 of the New Jersey Constitution;

41 d. the full payment of the contributions required by law to be  
42 made to the State-administered retirement systems; and

43 e. the maintenance of a budgetary surplus target of no less than  
44 12 percent of total **expenditures** appropriations from the General  
45 Fund and the Property Tax Relief Fund in a given State fiscal year.

46 (cf: P.L.2023, c.75, s.17)

1       9. Section 18 of P.L.2023, c.75 (C.54:4-8.75o) is amended to  
2 read as follows:

3       18. a. There is established in the Department of the Treasury  
4 the Stay NJ Task Force. The purpose of the task force shall be to  
5 develop recommendations for establishing and funding uniform  
6 property tax relief to all senior citizen homeowners **[and tenants]**  
7 making under \$500,000 per year. The task force shall review all of  
8 the existing property tax relief programs and present, to the  
9 Governor and the Legislature, no later than May 30, 2024, a report  
10 containing recommendations about how to restructure, and  
11 consolidate, the various property tax relief programs into one,  
12 streamlined, property tax relief program that would deliver to senior  
13 citizens having an annual gross income under \$500,000 an annual  
14 property tax benefit, which for homeowners shall be in the amount  
15 of 50 percent of the property tax bill on their principal residence,  
16 beginning with the tax year 2026, which commences on January 1  
17 of that year. The report shall include recommendations concerning  
18 system improvements that both the State and local government units  
19 would need to implement the Stay NJ property tax credit program  
20 and the funding required to establish and maintain such system  
21 improvements. The task force shall provide recommendations that  
22 have a target implementation date of January 1, 2026.

23       b. The task force shall be comprised of six members. The  
24 membership of the task force shall be appointed as follows:

25       The State Treasurer, or the State Treasurer's designee, who shall  
26 serve ex officio;

27       The Commissioner of Community Affairs, or the commissioner's  
28 designee, who shall serve ex officio;

29       One public member, who shall be appointed by the Governor,  
30 who may be an employee of the Executive Branch of State  
31 government;

32       One public member who shall be appointed by the Governor  
33 upon the recommendation of the Senate President;

34       One public member who shall be appointed by the Governor  
35 upon the recommendation of the Speaker of the General Assembly;  
36 and

37       One public member who shall be appointed by the Governor  
38 upon the joint recommendation of the Senate President and the  
39 Speaker of the General Assembly.

40       The task force shall have a chairperson and a vice chairperson  
41 designated by the Governor. The Governor shall designate as the  
42 chairperson one of the cabinet members of the task force, or their  
43 designee, or the public member appointed by the Governor. The  
44 Governor shall designate as the vice chairperson a public member  
45 upon the joint recommendation of the Senate President and the  
46 Speaker of the General Assembly. The Governor shall also appoint  
47 a secretary. There shall be required affirmative vote of four out of

1 the six members of the task force for an action to be taken or a  
2 decision made.

3 The task force shall organize as expeditiously as practicable  
4 following the appointment of all its public members. Appointments  
5 to the task force shall be made in an expeditious manner to ensure  
6 the task force has sufficient time to make the recommendations  
7 required by this section in order to facilitate implementation of the  
8 Stay NJ program on or before the dates set forth in P.L.2023, c.75  
9 (C.54:4-8.75a et al.).

10 c. The Governor shall appoint an executive director, who shall  
11 be employed by the task force and paid by the task force from funds  
12 appropriated for its use pursuant to P.L.2023, c.75 (C.54:4-8.75a et  
13 al.).

14 The Department of the Treasury shall provide staff support to the  
15 task force. The task force shall be entitled to call to its assistance  
16 and avail itself of the services of the employees of any State,  
17 county, or municipal department, board, bureau, commission, or  
18 agency as the task force may require and as may be available to the  
19 task force for its purposes. The task force may consult with experts  
20 or other knowledgeable individuals in the public or private sector  
21 on any aspect of its mission outlined in this section; provided,  
22 however, any services, professional or otherwise, that the task force  
23 requires shall be procured by the Department of the Treasury.

24 No later than May 30, 2024, the task force shall prepare and  
25 submit to the Governor and, pursuant to section 2 of P.L.1991,  
26 c.164 (C.52:14-19.1), to the Legislature, a report detailing the task  
27 force's recommendations as required by this section, including any  
28 recommendations for legislative or regulatory action that are  
29 necessary to effectuate the recommendations.

30 d. Beginning September 1, 2023 and on the first day of each  
31 calendar quarter thereafter, the executive director shall submit to  
32 the presiding officer of each House of the Legislature, and to the  
33 chairs of the Senate Budget and Appropriations Committee and the  
34 Assembly Budget Committee, a status update on the work  
35 undertaken by the task force during the previous calendar quarter.  
36 The presiding officer of each House of the Legislature, and the  
37 chairs of the Senate Budget and Appropriations Committee and the  
38 Assembly Budget Committee, may request that specific information  
39 be included in the quarterly status updates required by this  
40 subsection concerning the work of the task force and the  
41 formulation of any recommendations it may make for the  
42 streamlining of the various property tax relief programs for senior  
43 citizens provided by the State into one, uniform program.

44 e. **【The】** Following the issuance of its report, the task force  
45 shall **【disband on the 30th day after the enactment of legislation in**  
46 **response to the Stay NJ Task Force pursuant to section 19 of**  
47 **P.L.2023, c.75 (C.54:4-8.75p)】** continue to meet not less than once  
48 per calendar quarter for the purpose of assisting the Director of the

1 Division of Taxation in the Department of the Treasury in  
2 developing a process to implement a property tax credit for the  
3 payment of benefits under the homestead property tax  
4 reimbursement program and the Stay NJ property tax credit  
5 program, and collecting information from local officials regarding  
6 how to effectively implement property tax credits in future years for  
7 those programs, as required pursuant to the provisions of section 11  
8 of P.L. , c. (C. ) (pending before the Legislature as this bill).  
9 (cf: P.L.2023, c.75, s.18)

10  
11 10. Section 19 of P.L.2023, c.75 (C.54:4-8.75p) is amended to  
12 read as follows:

13 19. After the Legislature and the Governor review the Stay NJ  
14 Task Force's recommendations and determine such  
15 recommendations are appropriate, the Legislature shall consider and  
16 approve, and the Governor shall enact, the legislation recommended  
17 by the Stay NJ Task Force, or legislation substantially similar to the  
18 legislation recommended by the task force, regarding the objectives  
19 set forth in section 18 of P.L.2023, c.75 (C.54:4-8.75o) not later  
20 than 90 days prior to **July** February 1, 2025, the date by which the  
21 State Treasurer shall be required to produce the application for the  
22 Stay NJ program in **2026** 2025 pursuant to section 4 of P.L.2023,  
23 c.75 (C.54:4-8.75d). **Notwithstanding** the provisions of this act or  
24 any law to the contrary, if the Legislature and the Governor fail: (1)  
25 to enact legislation following the release of the task force's report or  
26 (2) to enact legislation that the Governor and Legislature deem  
27 appropriate which otherwise addresses the issues the task force is  
28 required to consider pursuant to section 18 of P.L.2023, c.75  
29 (C.54:4-8.75o), then promulgation of a combined single application  
30 form shall not be required on or before the date set forth in section  
31 4 of P.L.2023, c.75 (C.54:4-8.75d) and the implementation of the  
32 Stay NJ property tax credit program shall be delayed until the  
33 enactment of such legislation. **If** legislation is enacted after the  
34 90th day preceding **July** February 1, 2025, then promulgation of a  
35 combined single application form shall be required no earlier than  
36 the 91st day next following the enactment of such legislation and  
37 the implementation of the Stay NJ property tax credit program shall  
38 begin no earlier than the first tax year quarter beginning no less  
39 than six months following the promulgation of the combined single  
40 application form.

41 (cf: P.L.2023, c.75, s.19)

42  
43 11. (New section) a. After the effective date of  
44 P.L. , c. (C. ) (pending before the Legislature as this bill), the  
45 Director of the Division of Taxation in the Department of the  
46 Treasury, in consultation with the Director of the Division of Local  
47 Government Services in the Department of Community Affairs and  
48 local officials, shall develop a process to implement a property tax

1 credit for the payment of benefits under the homestead property tax  
2 reimbursement program and the Stay NJ property tax credit  
3 program. As a part of that process, the Director of the Division of  
4 Taxation shall collect information from local officials regarding  
5 how to effectively implement property tax credits in future years for  
6 those programs. The collection of such information may include,  
7 but shall not be limited to, the administration of a standardized  
8 survey data collection instrument.

9 b. Notwithstanding the provisions of subsection a. of this section  
10 regarding the development of a process for implementing property  
11 tax credits, the Director of the Division of Taxation shall also  
12 determine the feasibility of allowing eligible claimants for  
13 homestead property tax reimbursement and Stay NJ property tax  
14 credits to choose to continue to receive annual checks or direct  
15 deposits into a bank account instead of a property tax credit.

16  
17 12. Section 1 of P.L.1990, c.61 (C.54:4-8.57) is amended to read  
18 as follows:

19 1. Sections 1 through 10 of P.L.1990, c.61 (C.54:4-8.57 through  
20 54:4-8.66) and sections 3, 14 through 16, 18 and 19 of P.L.1999,  
21 c.63 (C.54:4-8.58a and C.54:4-8.66a through C.54:4-8.66e) shall be  
22 known and may be cited as the "ANCHOR Homestead Property Tax  
23 Credit Act" **■**; provided, however, that on and after the first day of  
24 the first tax year quarter in which the Stay NJ property tax credit  
25 program is implemented, those sections shall be known and may be  
26 cited as the "Stay NJ Act." **■**.

27 (cf: P.L.2023, c.75, s.20)

28  
29 13. Section 2 of P.L.1990, c.61 (C.54:4-8.58) is amended to read  
30 as follows:

31 2. As used in sections 2 through 10 of P.L.1990, c.61 (C.54:4-  
32 8.58 through 54:4-8.66) and sections 3 and 14 through 16 of  
33 P.L.1999, c.63 (C.54:4-8.58a and 54:4-8.66a through C.54:4-8.66c),  
34 and where the context requires, as may be applicable to the  
35 Affordable New Jersey Communities for Homeowners and Renters  
36 (ANCHOR) Property Tax Relief Program:

37 "Annualized rent" means, for tax years 2004 and thereafter, the  
38 rent paid by the claimant during the tax year for which the  
39 homestead rebate is being claimed, and if paid for a lease term  
40 covering less than the full tax year, the actual rent paid for the days  
41 during the term of the lease of the homestead proportionalized as if  
42 the term of the lease had been for 365 days of the tax year;

43 "Arm's-length transaction" means a transaction in which the  
44 parties are dealing from equal bargaining positions, neither party is  
45 subject to the other's control or dominant influence, and the  
46 transaction is entirely legal in all respects and is treated with  
47 fairness and integrity;



1 "Condominium" means the form of real property ownership  
2 provided for under the "Condominium Act," P.L.1969, c.257  
3 (C.46:8B-1 et seq.);

4 "Continuing care retirement community" means a residential  
5 facility primarily for retired persons where lodging and nursing,  
6 medical or other health related services at the same or another  
7 location are provided as continuing care to an individual pursuant to  
8 an agreement effective for the life of the individual or for a period  
9 greater than one year, including mutually terminable contracts, and  
10 in consideration of the payment of an entrance fee with or without  
11 other periodic charges;

12 "Cooperative" means a housing corporation or association which  
13 entitles the holder of a share or membership interest thereof to  
14 possess and occupy for dwelling purposes a house, apartment,  
15 manufactured or mobile home or other unit of housing owned or  
16 leased by the corporation or association, or to lease or purchase a  
17 unit of housing constructed or to be constructed by the corporation  
18 or association;

19 "Director" means the Director of the Division of Taxation in the  
20 Department of the Treasury;

21 "Dwelling house" means any residential property assessed as real  
22 property which consists of not more than four units, of which not  
23 more than one may be used for commercial purposes, but shall not  
24 include a unit in a condominium, cooperative, horizontal property  
25 regime or mutual housing corporation;

26 "Homestead" means:

27 a. (1) a dwelling house and the land on which that dwelling  
28 house is located which constitutes the place of the claimant's  
29 domicile and is owned and used by the claimant as the claimant's  
30 principal residence;

31 (2) a dwelling house situated on land owned by a person other  
32 than the claimant which constitutes the place of the claimant's  
33 domicile and is owned and used by the claimant as the claimant's  
34 principal residence;

35 (3) a condominium unit or a unit in a horizontal property regime  
36 which constitutes the place of the claimant's domicile and is owned  
37 and used by the claimant as the claimant's principal residence;

38 (4) for purposes of this definition as provided in this subsection,  
39 in addition to the generally accepted meaning of owned or  
40 ownership, a homestead shall be deemed to be owned by a person if  
41 that person is a tenant for life or a tenant under a lease for 99 years  
42 or more and is entitled to and actually takes possession of the  
43 homestead under an executory contract for the sale thereof or under  
44 an agreement with a lending institution which holds title as security  
45 for a loan, or is a resident of a continuing care retirement  
46 community pursuant to a contract for continuing care for the life of  
47 that person which requires the resident to bear a share of the  
48 property taxes that are assessed upon the continuing care retirement

1 community, if a share is attributable to the unit that the resident  
2 occupies;

3 b. a unit in a cooperative or mutual housing corporation which  
4 constitutes the place of domicile of a residential shareholder or  
5 lessee therein, or of a lessee, or shareholder who is not a residential  
6 shareholder therein, and which is used by the claimant as the  
7 claimant's principal residence; and

8 c. a unit of residential rental property which unit constitutes the  
9 place of the claimant's domicile and is used by the claimant as the  
10 claimant's principal residence;

11 "Horizontal property regime" means the form of real property  
12 ownership provided for under the "Horizontal Property Act,"  
13 P.L.1963, c.168 (C.46:8A-1 et seq.);

14 "Gross income" means all New Jersey gross income required to  
15 be reported pursuant to the "New Jersey Gross Income Tax Act,"  
16 N.J.S.54A:1-1 et seq., other than income excludable from the gross  
17 income tax return, but before reduction thereof by any applicable  
18 exemptions, deductions and credits, received during the taxable  
19 year by the owner or residential shareholder in, or lessee of, a  
20 homestead;

21 "Manufactured home" or "mobile home" means a unit of housing  
22 which:

23 (1) Consists of one or more transportable sections which are  
24 substantially constructed off site and, if more than one section, are  
25 joined together on site;

26 (2) Is built on a permanent chassis;

27 (3) Is designed to be used, when connected to utilities, as a  
28 dwelling on a permanent or nonpermanent foundation; and

29 (4) Is manufactured in accordance with the standards  
30 promulgated for a manufactured home by the Secretary of the  
31 United States Department of Housing and Urban Development  
32 pursuant to the "National Manufactured Housing Construction and  
33 Safety Standards Act of 1974," Pub.L.93-383 (42 U.S.C. s.5401 et  
34 seq.) and the standards promulgated for a manufactured or mobile  
35 home by the commissioner pursuant to the "State Uniform  
36 Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.);

37 "Mobile home park" means a parcel of land, or two or more  
38 parcels of land, containing no fewer than 10 sites equipped for the  
39 installation of manufactured or mobile homes, where these sites are  
40 under common ownership and control for the purpose of leasing  
41 each site to the owner of a manufactured or mobile home for the  
42 installation thereof, and where the owner or owners provide  
43 services, which are provided by the municipality in which the park  
44 is located for property owners outside the park, which services may  
45 include but shall not be limited to:

46 (1) The construction and maintenance of streets;

47 (2) Lighting of streets and other common areas;

48 (3) Garbage removal;

1 (4) Snow removal; and

2 (5) Provisions for the drainage of surface water from home sites  
3 and common areas;

4 "Mutual housing corporation" means a corporation not-for-profit,  
5 incorporated under the laws of this State on a mutual or cooperative  
6 basis within the scope of section 607 of the Lanham Act (National  
7 Defense Housing), Pub.L.849, 76th Congress (42 U.S.C. s.1521 et  
8 seq.), as amended, which acquired a National Defense Housing  
9 Project pursuant to that act;

10 "Principal residence" means a homestead actually and  
11 continually occupied by a claimant as the claimant's permanent  
12 residence, as distinguished from a vacation home, property owned  
13 and rented or offered for rent by the claimant, and other secondary  
14 real property holdings;

15 "Property tax" means payments to a municipality based upon an  
16 assessment made by the municipality upon real property on an ad  
17 valorem basis on land and improvements, and shall include the  
18 amount of property tax credit as defined in section 1 of P.L.2018,  
19 c.11 (C.54:4-66.6), but shall not include payments made in lieu of  
20 taxes;

21 "Rent" means the amount due in an arm's-length transaction  
22 solely for the right of occupancy of a homestead that is a unit of  
23 residential rental property. Rent shall not include any amount paid  
24 under the federal Housing Choice Voucher (Section 8) Program or  
25 paid as a rental assistance grant under section 1 of P.L.2004, c.140  
26 (C.52:27D-287.1). If the director finds that the parties in a rental  
27 transaction have not dealt with each other in an arm's-length  
28 transaction and that the rent due was excessive, the director may,  
29 for purposes of the homestead rebate claim, adjust the rent claimed  
30 in the homestead rebate application to a reasonable amount of rent;

31 "Rent constituting property taxes" means 18% of the rent paid by  
32 the homestead rebate claimant during the tax year on a unit of  
33 residential rental property which constitutes the claimant's  
34 homestead, and in the case of a manufactured home or mobile home  
35 in a mobile home park which constitutes the claimant's homestead  
36 means 18% of the site fee paid by the claimant during the tax year  
37 to the owner of the mobile home park. Provided however, that for  
38 tax year 2004 and for each tax year thereafter, rent constituting  
39 property taxes shall equal 18% of annualized rent, and in the case of  
40 a manufactured home or mobile home in a mobile home park rent  
41 constituting property taxes shall equal 18% of a similarly  
42 annualized site fee;

43 "Resident" means an individual:

44 a. who is domiciled in this State, unless he maintains no  
45 permanent place of abode in this State, maintains a permanent place  
46 of abode elsewhere, and spends in the aggregate no more than 30  
47 days of the tax year in this State; or

1       b. who is not domiciled in this State but maintains a permanent  
2 place of abode in this State and spends in the aggregate more than  
3 183 days of the tax year in this State, unless the individual is in the  
4 Armed Forces of the United States;

5       "Residential rental property" means:

6       a. any building or structure or complex of buildings or  
7 structures in which dwelling units are rented or leased or offered for  
8 rental or lease for residential purposes;

9       b. a rooming house, hotel or motel, if the rooms constituting  
10 the homestead are equipped with kitchen and bathroom facilities;

11       c. any building or structure or complex of buildings or  
12 structures constructed under the following sections of the National  
13 Housing Act (Pub.L.73-479) as amended and supplemented: section  
14 202, Housing Act of 1959 (Pub.L.86-372) and as subsequently  
15 amended, section 231, Housing Act of 1959; and

16       d. a site in a mobile home park equipped for the installation of  
17 manufactured or mobile homes, where these sites are under  
18 common ownership and control for the purpose of leasing each site  
19 to the owner of a manufactured or mobile home for the installation  
20 thereof;

21       "Residential shareholder in a cooperative or mutual housing  
22 corporation" means a tenant or holder of a membership interest in  
23 that cooperative or corporation, whose residential unit therein  
24 constitutes the tenant or holder's domicile and principal residence,  
25 and who may deduct real property taxes for purposes of federal  
26 income tax pursuant to section 216 of the federal Internal Revenue  
27 Code of 1986, 26 U.S.C. s.216; and

28       "Tax year" means the calendar year in which property taxes are  
29 due and payable.

30 (cf: P.L.2018, c.11, s.10)

31

32       14. Section 3 of P.L.1999, c.63 (C.54:4-8.58a) is amended to  
33 read as follows:

34       3. a. For tax year 2003, the director shall determine the amount  
35 of the homestead rebate that shall be paid to each claimant pursuant  
36 to P.L.1990, c.61 (C.54:4-8.57 et al.), and P.L.1999, c.63 (C.54:4-  
37 8.58a et al.), as amended by P.L.2004, c.40, based upon the  
38 information provided by the individual applicant in the application  
39 for either a NJ SAVER rebate or for a homestead rebate, or from  
40 any other information as may be available to the director in order  
41 that each individual applicant shall be paid the homestead rebate  
42 that may be allowed to the claimant pursuant to sections 3 through 5  
43 of P.L.1990, c.61 (C.54:4-8.59 through 54:4-8.61), as the director  
44 determines is appropriate.

45       b. (1) For tax year 2003, a resident of this State who has paid  
46 property taxes for the tax year on a homestead that is owned as  
47 such, who has filed an application for an NJ SAVER rebate  
48 pursuant to the provisions of P.L.1999, c.63 (C.54:4-8.58a et al.), or

1 pursuant to that act as amended and supplemented by P.L.2004,  
2 c.40, and who meets the prerequisites for an NJ SAVER rebate at  
3 12:01 A.M. on October 1, 2003 for that tax year, shall be  
4 considered to have applied for a homestead rebate and shall be  
5 allowed a homestead rebate instead of an NJ SAVER rebate for that  
6 tax year pursuant to P.L.1990, c.61 (C.54:4-8.57 et al.), and  
7 P.L.1999, c.63 (C.54:4-8.58a et al.), as amended by P.L.2004, c.40.  
8 An application for an NJ SAVER rebate shall be allowed as a  
9 homestead rebate for a homestead the title to which is held by a  
10 partnership, to the extent of the applicant's interest as a partner  
11 therein, and by a guardian, trustee, committee, conservator or other  
12 fiduciary for any individual who would otherwise be eligible for an  
13 NJ SAVER rebate. An application for an NJ SAVER rebate shall  
14 not be allowed for a homestead, the title to which is held partially  
15 or entirely by a corporate entity of any type, except as otherwise  
16 specifically allowed for applications from residents of properties  
17 owned by continuing care retirement community, cooperative or  
18 mutual housing corporations.

19 (2) For tax year 2004 and tax year 2005, any rebates applied for  
20 and paid pursuant to P.L.1990, c.61 (C.54:4-8.57 et al.), and  
21 P.L.1999, c.63 (C.54:4-8.58a et al.), as amended and supplemented  
22 by P.L.2004, c.40, shall be homestead rebates.

23 (3) For tax year 2006 and for tax years thereafter, any  
24 homestead benefit applied for and provided pursuant to this act  
25 shall be a rebate or credit, as annually determined by the Director of  
26 the Division of Taxation.

27 (4) After the effective date of P.L. , c (C. ) (pending  
28 before the Legislature as this bill), and with respect to the payment  
29 of ANCHOR rebates to eligible claimants, payments to eligible  
30 claimants in calendar year 2026 shall be based on property taxes  
31 billed for tax year 2025. Thereafter, payments to eligible claimants  
32 in any succeeding benefit year shall be based on the immediately  
33 preceding tax year.

34 (cf: P.L.2007, c.62, s.22)

35  
36 15. (New section) Notwithstanding the provisions of any other  
37 law to the contrary, after the effective date of P.L. , c. (C. )  
38 (pending before the Legislature as this bill), ANCHOR rebates shall  
39 be paid to eligible claimants on or before September 15 of each tax  
40 year annually, whether such rebates are to be paid by check, direct  
41 deposit, or as a credit on the eligible claimant's property tax bill.

42  
43 16. Section 1 of P.L.1997, c.348 (C.54:4-8.67) is amended to  
44 read as follows:

45 1. As used in **[this act]** P.L.1997, c.348 (C.54:4-8.67 et seq.):

46 "Base year" means, in the case of a person who is an eligible  
47 claimant on or before December 31, 1997, the tax year 1997; and in  
48 the case of a person who first becomes an eligible claimant after

1 December 31, 1997, the tax year in which the person first becomes  
2 an eligible claimant. In the case of an eligible claimant who  
3 subsequently moves from the homestead for which the initial  
4 eligibility was established, the base year shall be the first full tax  
5 year during which the person resides in the new homestead.  
6 Provided however, a base year for an eligible claimant after such a  
7 move shall not apply to tax years commencing prior to January 1,  
8 2009. In the case of an eligible claimant who receives a Stay NJ  
9 property tax credit in lieu of a homestead property tax  
10 reimbursement pursuant to section 4 of P.L.2023, c.75 (C.54:4-  
11 8.75d), the base year of that eligible claimant shall remain  
12 unchanged.

13 "Commissioner" means the Commissioner of Community  
14 Affairs.

15 "Director" means the Director of the Division of Taxation.

16 "Condominium" means the form of real property ownership  
17 provided for under the "Condominium Act," P.L.1969, c.257  
18 (C.46:8B-1 et seq.).

19 "Cooperative" means a housing corporation or association which  
20 entitles the holder of a share or membership interest thereof to  
21 possess and occupy for dwelling purposes a house, apartment or  
22 other unit of housing owned or leased by the corporation or  
23 association, or to lease or purchase a unit of housing constructed or  
24 to be constructed by the corporation or association.

25 "Disabled person" means an individual receiving monetary  
26 payments pursuant to Title II of the federal Social Security Act (42  
27 U.S.C. s.401 et seq.) on December 31, 1998, or on December 31 in  
28 all or any part of the year for which a homestead property tax  
29 reimbursement under this act is claimed.

30 "Dwelling house" means any residential property assessed as real  
31 property which consists of not more than four units, of which not  
32 more than one may be used for commercial purposes, but shall not  
33 include a unit in a condominium, cooperative, horizontal property  
34 regime or mutual housing corporation.

35 "Eligible claimant" means a person who:

36 is 65 or more years of age on or before December 31 of any tax  
37 year for which a homestead property tax reimbursement is sought,  
38 or who is a disabled person;

39 is an owner of a homestead, or the lessee of a site in a mobile  
40 home park on which site the applicant owns a manufactured or  
41 mobile home for the entire tax year for which a homestead property  
42 tax reimbursement is sought;

43 has an annual income of less than \$17,918 in tax year 1998, less  
44 than \$18,151 in tax year 1999, or less than \$37,174 in tax year  
45 2000, if single, or, if married, whose annual income combined with  
46 that of the spouse is less than \$21,970 in tax year 1998, less than  
47 \$22,256 in tax year 1999, or less than \$45,582 in tax year 2000,  
48 which income eligibility limits for single and married persons shall

1 be subject to adjustments in tax years 2001 through 2006 pursuant  
2 to section 9 of P.L.1997, c.348 (C.54:4-8.68);

3 has an annual income of \$60,000 or less in tax year 2007,  
4 \$70,000 or less in tax year 2008, or \$80,000 or less in tax year  
5 2009, if single or married, which income eligibility limits shall be  
6 subject to adjustments in tax years 2010 through 2021 pursuant to  
7 section 9 of P.L.1997, c.348 (C.54:4-8.68);

8 has an annual income of \$150,000 or less in tax year 2022, if  
9 single or married, which income eligibility limits shall be subject to  
10 adjustments in subsequent tax years pursuant to section 9 of  
11 P.L.1997, c.348 (C.54:4-8.68);

12 has, for at least three calendar years, including the entire tax year  
13 for which a homestead property tax reimbursement is sought,  
14 owned and resided in the homestead for which a homestead  
15 property tax reimbursement is sought prior to the date that an initial  
16 application for a homestead property tax reimbursement is filed. A  
17 person who has been an eligible claimant for a previous tax year  
18 shall qualify as an eligible claimant beginning the second full tax  
19 year following a move to another homestead in New Jersey, despite  
20 not meeting the three-year minimum residency and ownership  
21 requirement required for initial claimants under this paragraph;  
22 provided that the person satisfies the income eligibility limits for  
23 the tax year. Provided however, eligibility beginning in a second  
24 full tax year after such a move shall not apply to tax years  
25 commencing prior to January 1, 2010.

26 "Homestead" means:

27 a dwelling house and the land on which that dwelling house is  
28 located which constitutes the place of the eligible claimant's  
29 domicile and is owned and used by the eligible claimant as the  
30 eligible claimant's principal residence;

31 a site in a mobile home park equipped for the installation of  
32 manufactured or mobile homes, where these sites are under  
33 common ownership and control for the purpose of leasing each site  
34 to the owner of a manufactured or mobile home for the installation  
35 thereof and such site is used by the eligible claimant as the eligible  
36 claimant's principal residence;

37 a dwelling house situated on land owned by a person other than  
38 the eligible claimant which constitutes the place of the eligible  
39 claimant's domicile and is owned and used by the eligible claimant  
40 as the eligible claimant's principal residence;

41 a condominium unit or a unit in a horizontal property regime or a  
42 continuing care retirement community which constitutes the place  
43 of the eligible claimant's domicile and is owned and used by the  
44 eligible claimant as the eligible claimant's principal residence.

45 In addition to the generally accepted meaning of "owned" or  
46 "ownership," a homestead shall be deemed to be owned by a person  
47 if that person is a tenant for life or a tenant under a lease for 99  
48 years or more, is entitled to and actually takes possession of the

1 homestead under an executory contract for the sale thereof or under  
2 an agreement with a lending institution which holds title as security  
3 for a loan, or is a resident of a continuing care retirement  
4 community pursuant to a contract for continuing care for the life of  
5 that person which requires the resident to bear, separately from any  
6 other charges, the proportionate share of property taxes attributable  
7 to the unit that the resident occupies;

8 a unit in a cooperative or mutual housing corporation which  
9 constitutes the place of domicile of a residential shareholder or  
10 lessee therein, or of a lessee or shareholder who is not a residential  
11 shareholder therein, which is used by the eligible claimant as the  
12 eligible claimant's principal residence.

13 "Homestead property tax reimbursement" means payment of the  
14 difference between the amount of property tax or site fee  
15 constituting property tax due and paid in any year on any  
16 homestead, exclusive of improvements not included in the  
17 assessment on the real property for the base year, and the amount of  
18 property tax or site fee constituting property tax due and paid in the  
19 base year, when the amount paid in the base year is the lower  
20 amount; but such calculations shall be reduced by any current year  
21 property tax reductions or reductions in site fees constituting  
22 property taxes resulting from judgments entered by county boards  
23 of taxation or the State Tax Court.

24 "Horizontal property regime" means the form of real property  
25 ownership provided for under the "Horizontal Property Act,"  
26 P.L.1963, c.168 (C.46:8A-1 et seq.).

27 "Income" means all New Jersey gross income required to be  
28 reported pursuant to the "New Jersey Gross Income Tax Act,"  
29 N.J.S.54A:1-1 et seq., before the application of any authorized  
30 exclusion or deduction, except also including: interest income  
31 excluded from taxation pursuant to N.J.S.54A:6-14; pension and  
32 annuity income excluded from taxation pursuant to N.J.S.54A:6-10;  
33 income derived from distributions from, or roll over to, a Roth IRA  
34 excluded from taxation pursuant to N.J.S.54A:6-28; other  
35 retirement income excluded from taxation pursuant to N.J.S.54A:6-  
36 15; and Social Security income excluded from taxation pursuant to  
37 N.J.S.54A:6-2, as self-reported by the homeowner.

38 "Manufactured home" or "mobile home" means a unit of housing  
39 which:

40 (1) Consists of one or more transportable sections which are  
41 substantially constructed off site and, if more than one section, are  
42 joined together on site;

43 (2) Is built on a permanent chassis;

44 (3) Is designed to be used, when connected to utilities, as a  
45 dwelling on a permanent or nonpermanent foundation; and

46 (4) Is manufactured in accordance with the standards  
47 promulgated for a manufactured home by the Secretary of the  
48 United States Department of Housing and Urban Development



1 pursuant to the "National Manufactured Housing Construction and  
2 Safety Standards Act of 1974," Pub.L.93-383 (42 U.S.C. s.5401 et  
3 seq.) and the standards promulgated for a manufactured or mobile  
4 home by the commissioner pursuant to the "State Uniform  
5 Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.).

6 "Mobile home park" means a parcel of land, or two or more  
7 parcels of land, containing no fewer than 10 sites equipped for the  
8 installation of manufactured or mobile homes, where these sites are  
9 under common ownership and control for the purpose of leasing  
10 each site to the owner of a manufactured or mobile home for the  
11 installation thereof, and where the owner or owners provide  
12 services, which are provided by the municipality in which the park  
13 is located for property owners outside the park, which services may  
14 include but shall not be limited to:

- 15 (1) The construction and maintenance of streets;
- 16 (2) Lighting of streets and other common areas;
- 17 (3) Garbage removal;
- 18 (4) Snow removal; and
- 19 (5) Provisions for the drainage of surface water from home sites  
20 and common areas.

21 "Mutual housing corporation" means a corporation not-for-profit,  
22 incorporated under the laws of this State on a mutual or cooperative  
23 basis within the scope of section 607 of the Lanham Act (National  
24 Defense Housing), Pub.L.849, (42 U.S.C. s.1521 et seq.), as  
25 amended, which acquired a National Defense Housing Project  
26 pursuant to that act.

27 **["Income" means income as determined pursuant to P.L.1975,  
28 c.194 (C.30:4D-20 et seq.).]**

29 "Principal residence" means a homestead actually and  
30 continually occupied by an eligible claimant as his or her permanent  
31 residence, as distinguished from a vacation home, property owned  
32 and rented or offered for rent by the claimant, and other secondary  
33 real property holdings.

34 "Property tax" means the general property tax due and paid as set  
35 forth in this section, and shall include the amount of property tax  
36 credit as defined in section 1 of P.L.2018, c.11 (C.54:4-66.6), on a  
37 homestead, but does not include special assessments and interest  
38 and penalties for delinquent taxes. For the sole purpose of  
39 qualifying for a benefit under P.L.1997, c.348 (C.54:4-8.67 et seq.),  
40 property taxes paid by June 1 of the year following the year for  
41 which the benefit is claimed will be deemed to be timely paid.

42 "Site fee constituting property tax" means 18 percent of the  
43 annual site fee paid or payable to the owner of a mobile home park.

44 "Tax year" means the calendar year in which a homestead is  
45 assessed and the property tax is levied thereon and it means the  
46 calendar year in which income is received or accrued.

47 (cf: P.L.2023, c.75, s.13)

1       17. Section 3 of P.L.1997, c.348 (C.54:4-8.70) is amended to  
2 read as follows:

3       3. **【An】** a. For tax years before the implementation of the  
4 single combined application required pursuant to section 6 of  
5 P.L.2023, c.75 (C.54:4-8.75f), an application for a homestead  
6 property tax reimbursement hereunder shall be filed with the  
7 director annually beginning April 1 and ending October 31 of the  
8 year following the year for which the claim is being made and shall  
9 reflect the prerequisites for a homestead property tax  
10 reimbursement on December 31 of the tax year for which the claim  
11 is being made; provided, however, that the director may, by rule,  
12 designate a later date as the date by which the application shall be  
13 filed or waive the requirement for filing an annual application for  
14 any year or years subject to any limitations and conditions the  
15 director may deem appropriate. The application shall be on a form  
16 prescribed by the director and provided for the use of applicants  
17 hereunder. Each applicant making a claim for a homestead property  
18 tax reimbursement under this act shall provide, if required by the  
19 director, to the director a copy of his or her current year property  
20 tax bill or current year site fee bill on the homestead constituting  
21 that person's principal residence and a copy of his or her property  
22 tax bill for the base year or site fee bill for the base year on the  
23 same homestead, or other equivalent proof as permitted by the  
24 director.

25       It shall be the duty of every eligible claimant to inform the  
26 director of any change in his or her status or homestead which may  
27 affect his or her right to continuance of the homestead property tax  
28 reimbursement.

29       If an eligible claimant receives an additional homestead property  
30 tax reimbursement to which the claimant was not entitled or greater  
31 than the reimbursement to which the claimant was entitled, the  
32 director shall permit the claimant to enter into an installment  
33 payment agreement for a reasonable period of time that will enable  
34 the claimant to completely satisfy the amount of the reimbursement  
35 paid to which the claimant was not entitled. If the claimant does  
36 not enter into an installment payment agreement, the director may,  
37 in addition to all other available legal remedies, offset such amount  
38 against a gross income tax refund or amount due pursuant to  
39 P.L.1990, c.61.

40       b. For tax years on and after the implementation of the single  
41 combined application required pursuant to section 6 of P.L.2023,  
42 c.75 (C.54:4-8.75f), an application for a homestead property tax  
43 reimbursement hereunder shall be filed with the director annually,  
44 beginning February 1 and ending October 31 of the year following  
45 the year for which the claim is being made, using the single  
46 combined application and in accordance with the requirements of  
47 section 6 of P.L.2023, c.75 (C.54:4-8.75f).

48 (cf: P.L.2017, c.370, s.1)

1 18. Section 4 of P.L.1997, c.348 (C.54:4-8.71) is amended to  
2 read as follows:

3 4. a. The director shall administer the homestead property tax  
4 reimbursement program. A payment for the homestead property tax  
5 reimbursement amount, as calculated by the director, shall be  
6 **【mailed】** paid, by check, direct deposit, or credit against the  
7 eligible claimant's property tax bill, to each person determined by  
8 the director to be an eligible claimant **【under this act】** pursuant to  
9 P.L.1997, c.348 (C.54:4-8.67 et seq.) and shall be made according  
10 to the following schedule: **【**on or before July 15, 1999 and July 15  
11 annually thereafter, except that the payment of any homestead  
12 property tax reimbursement amount for an eligible claimant whose  
13 application is filed during the period May 1 through June 1 shall be  
14 mailed on or before September 1 annually. Provided further,  
15 however, that the payment of any homestead property tax  
16 reimbursement amount for an eligible claimant whose application is  
17 filed during a period after June 1 pursuant to an extended  
18 application deadline as may be designated by the director shall be  
19 mailed on or before such latter mailing date as the director may  
20 determine.**】**

21 (1) for applications received on or before May 1 of the tax year,  
22 the reimbursement amount shall be paid on or before July 15 of that  
23 tax year; and

24 (2) for applications received on or after May 1 of the tax year,  
25 the reimbursement amount shall be made on a rolling monthly  
26 basis.

27 b. All payments made pursuant to this section shall be  
28 appropriated from receipts in the Casino Revenue Fund.  
29 (cf: P.L.2003, c.30, s.2)

30  
31 19. (New section) The Director of the Division of Taxation in  
32 the Department of the Treasury is authorized to take any  
33 administrative action with respect to the Stay NJ program,  
34 P.L.2023, c.75 (C.54:4-8.75a et al.), the homestead property tax  
35 reimbursement program, P.L.1997, c.348 (C.54:4-8.67 et seq.), or  
36 the ANCHOR Property Tax Relief Program that may be necessary  
37 to implement the provisions of P.L. , c. (C. ) (pending  
38 before the Legislature as this bill).

39  
40 20. Section 3 of P.L.2021, c.371 (C.47:1B-3) is amended to read  
41 as follows:

42 3. a. The following exceptions shall apply to the requirement to  
43 redact, and the prohibition against the disclosure of, a home address  
44 pursuant to section 2 of P.L.2021, c.371 (C.47:1B-2) in accordance  
45 with section 2 of P.L.2015, c.226 (C.47:1-17), section 1 of  
46 P.L.1995, c.23 (C.47:1A-1.1), or section 6 of P.L.2001, c.404  
47 (C.47:1A-5):

1 (1) Copies of voter registration files maintained in the Statewide  
2 voter registration system pursuant to section 2 of P.L.2005, c.145  
3 (C.19:31-32) and maintained by the commissioner of registration in  
4 each county pursuant to R.S.19:31-3 shall be provided as redacted  
5 pursuant to section 2 of P.L.2021, c.371 (C.47:1B-2), except that  
6 copies of the files as unredacted pursuant thereto shall be provided  
7 to the following individuals, upon the individual's signing of an  
8 affidavit attesting to the individual's qualifying status pursuant  
9 hereto:

10 (a) the chairperson of the county or municipal committee of a  
11 political party, as appropriate under R.S.19:7-1, or a designee  
12 thereof, for distribution to any person authorized to serve as a  
13 challenger pursuant to R.S.19:7-1 or section 2 of P.L.2021, c.40  
14 (C.19:15A-2), subject to the limitations in section 1 of P.L.1960,  
15 c.82 (C.19:7-6.1); and the unredacted copies may only be used for  
16 the purpose specified in R.S.19:7-5;

17 (b) a candidate, or a designee thereof, for distribution to a  
18 challenger appointed thereby pursuant to section 2 of P.L.2021, c.40  
19 (C.19:15A-2) for the person's use in accordance with R.S.19:7-5;

20 (c) a candidate acting as a challenger pursuant to R.S.19:7-2 or  
21 the other person appointed thereunder, for use in accordance with  
22 R.S.19:7-5;

23 (d) any vendor, contractor, or organization carrying out a  
24 function of a county or of the State concerning the administration or  
25 conduct of elections; and

26 (e) upon order of a judge of the Superior Court after a finding  
27 that the unredacted copy is necessary to determine the merits of a  
28 petition filed in accordance with R.S.19:29-3, a person filing such  
29 petition or the respondent or both.

30 This paragraph shall apply to registry lists as described in section  
31 2 of P.L.1947, c.347 (C.19:31-18.1).

32 (2) Other than as provided in subparagraphs (d) and (e) of  
33 paragraph (4) of this subsection, a document affecting the title to  
34 real property, as defined by N.J.S.46:26A-2, recorded and indexed  
35 by a county recording officer, or as otherwise held or maintained by  
36 the Division of Taxation, a county board of taxation, a county tax  
37 administrator, or a county or municipal tax assessor, that contains  
38 an address subject to redaction or nondisclosure consistent with this  
39 act, P.L.2021, c.371 (C.47:1B-1 et al.):

40 may instead or in addition include the redaction and  
41 nondisclosure of the names or other information of approved  
42 covered persons, as specified by the Director of the Division of  
43 Taxation, which redaction and nondisclosure may include masking  
44 of such names or other information, and

45 shall be provided as unredacted to the following persons when  
46 requested in such person's ordinary course of business:

- 1 (a) a title insurance company, a title insurance agent, or an  
2 approved attorney, as defined in section 1 of P.L.1975, c.106  
3 (C.17:46B-1);
- 4 (b) a mortgage guarantee insurance company, as described in  
5 section 4 of P.L.1968, c.248 (C.17:46A-4);
- 6 (c) a mortgage loan originator, as defined in section 3 of  
7 P.L.2009, c.53 (C.17:11C-53);
- 8 (d) a registered title search business entity, as defined in section  
9 4 of P.L.2021, c.371 (C.17:46B-1.1);
- 10 (e) a real estate broker, a real estate salesperson, a real estate  
11 broker-salesperson, a real estate salesperson licensed with a real  
12 estate referral company, or a real estate referral company, as such  
13 terms are defined in R.S.45:15-3; and
- 14 (f) an individual or business that has made or received an offer  
15 for the purchase of real estate and real property, or any portion  
16 thereof, to or from a covered person whose address is subject to  
17 redaction or nondisclosure pursuant to section 2 of P.L.2021, c.371  
18 (C.47:1B-2).
- 19 This act shall not be construed to prohibit a county recording  
20 officer from returning a document as unredacted to any person who  
21 submitted the document for recordation.
- 22 (3) A home address as unredacted may be provided by a public  
23 agency to the majority representative of such agency's employees.
- 24 (4) The following shall not be subject to redaction or  
25 nondisclosure pursuant to section 2 of P.L.2021, c.371 (C.47:1B-2):
- 26 (a) records and documents, including Uniform Commercial  
27 Code filings and financing statements, maintained by the Division  
28 of Revenue and Enterprise Services in the Department of the  
29 Treasury;
- 30 (b) petitions naming candidates for office pursuant to R.S.19:13-  
31 1 and R.S.19:13-4;
- 32 (c) petitions signed in accordance with R.S.19:13-6;
- 33 (d) records evidencing any lien, judgement, or other  
34 encumbrance upon real or other property;
- 35 (e) assessment lists subject to inspection pursuant to R.S.54:4-  
36 38 when inspected in person;
- 37 (f) the index of all recorded documents maintained by a county  
38 recording officer as under N.J.S.46:26A-8 when inspected in  
39 person; and
- 40 (g) property that is presumed abandoned under the "Uniform  
41 Unclaimed Property Act," P.L.1989, c.58 (C.46:30B-1 et seq.).
- 42 (5) A public agency may share unredacted information with any  
43 vendor, contractor, or organization to carry out the purposes for  
44 which the public agency entered into an agreement with the vendor,  
45 contractor, or organization. The vendor, contractor, or organization  
46 shall not use such information in any manner other than as  
47 necessary to carry out the purposes of the agreement.

1 (6) For a record or other document containing a home address  
2 required to be redacted pursuant to section 2 of P.L.2021, c.371  
3 (C.47:1B-2) that, because of the characteristics or properties of the  
4 record or document, is only available to be viewed in person, a  
5 custodian or other government official shall make every reasonable  
6 effort to hide such address when allowing an individual without  
7 authority to view such address as unredacted to view the record or  
8 document.

9 (7) For the purposes of the calculation of property tax benefits  
10 and the administration of property tax credits for eligible claimants  
11 pursuant to the "Stay NJ Act," P.L.2021, c.75 (C.54:4-8.75a et al.),  
12 municipalities may share unredacted property tax information with  
13 the Director of the Division of Taxation in the Department of the  
14 Treasury, and the director may provide to municipalities unredacted  
15 amounts of property tax credits to be applied against property tax  
16 bills of eligible claimants.

17 b. Nothing in this act shall be construed to require redaction or  
18 nondisclosure of any information in any document, record,  
19 information, or database shared with or otherwise provided to any  
20 other government entity.

21 c. Information otherwise subject to redaction or nondisclosure  
22 pursuant to section 2 of P.L.2021, c.371 (C.47:1B-2) may be  
23 provided as unredacted upon order of a judge of the Superior Court  
24 or of any other court of competent jurisdiction.

25 d. This section shall not be construed to require a record to be  
26 made available that is not otherwise required to be made available  
27 under any other law or regulation.

28 e. The Director of the Division of Taxation may issue any  
29 guidance, guidelines, or rules and regulations necessary to  
30 effectuate the purposes of this section. The rules and regulations  
31 shall be effective immediately upon filing with the Office of  
32 Administrative Law for a period not to exceed 18 months, and shall,  
33 thereafter, be amended, adopted, or readopted in accordance with  
34 the provisions of the "Administrative Procedure Act," P.L.1968,  
35 c.410 (C.52:14B-1 et seq.).

36 (cf: P.L.2021, c.371, s.3)

37  
38 21. R.S.54:50-8 is amended to read as follows:

39 54:50-8. a. The records and files of the director respecting the  
40 administration of the State Uniform Tax Procedure Law or of any  
41 State tax law, or respecting the administration of the Stay NJ  
42 property tax credit, the ANCHOR Property Tax Relief Program, and  
43 the homestead property tax reimbursement program, shall be  
44 considered confidential and privileged and neither the director nor  
45 any employee engaged in the administration thereof or charged with  
46 the custody of any such records or files, nor any former officer or  
47 employee, nor any person who may have secured information  
48 therefrom under subsection d., e., f., g., p., q., r., or s. of R.S.54:50-

1 9 or any other provision of State law, shall divulge, disclose, use for  
2 their own personal advantage, or examine for any reason other than  
3 a reason necessitated by the performance of official duties any  
4 information obtained from the said records or files or from any  
5 examination or inspection of the premises or property of any  
6 person. Neither the director nor any employee engaged in such  
7 administration or charged with the custody of any such records or  
8 files shall be required to produce any of them for the inspection of  
9 any person or for use in any action or proceeding except when the  
10 records or files or the facts shown thereby are directly involved in  
11 an action or proceeding under the provisions of the State Uniform  
12 Tax Procedure Law or of the State tax law affected, or where the  
13 determination of the action or proceeding will affect the validity or  
14 amount of the claim of the State under some State tax law, or in any  
15 lawful proceeding for the investigation and prosecution of any  
16 violation of the criminal provisions of the State Uniform Tax  
17 Procedure Law or of any State tax law.

18 b. The prohibitions of this section, against unauthorized  
19 disclosure, use or examination by any present or former officer or  
20 employee of this State or any other individual having custody of  
21 such information obtained pursuant to the explicit authority of State  
22 law, shall specifically include, without limitation, violations  
23 involving the divulgence or examination of any information from or  
24 any copy of a federal return or federal return information required  
25 by New Jersey law to be attached to or included in any New Jersey  
26 return. Any person violating this section by divulging, disclosing or  
27 using information shall be guilty of a crime of the fourth degree.  
28 Any person violating this section by examining records or files for  
29 any reason other than a reason necessitated by the performance of  
30 official duties shall be guilty of a disorderly persons offense.

31 c. Whenever records and files are used in connection with the  
32 prosecution of any person for violating the provisions of this section  
33 by divulging, disclosing or using records or files or examining  
34 records and files for any reason other than a reason necessitated by  
35 the performance of official duties, the defendant shall be given  
36 access to those records and files. The court shall review such  
37 records and files in camera, and that portion of the court record  
38 containing the records and files shall be sealed by the court.

39 (cf: P.L.2021, c.167, s.5)

40

41 22. Section 3 of P.L.1996, c.60 (C.54A:3A-17) is amended to  
42 read as follows:

43 3. a. A resident taxpayer under the "New Jersey Gross Income  
44 Tax Act," N.J.S.54A:1-1 et seq., shall be allowed a deduction from  
45 gross income for the amount of property tax credit, as defined in  
46 section 1 of P.L.2018, c.11 (C.54:4-66.6), plus property taxes paid  
47 by the resident taxpayer, the total of which shall not exceed  
48 \$15,000, subject to the limitations of subsection f. of this section.

1 Property taxes deductible under this section shall be due and paid  
2 for the calendar year in which the taxes are due and payable on the  
3 taxpayer's homestead.

4 b. A deduction for property taxes or property tax credits shall  
5 be allowed pursuant to this section in relation to the amount of the  
6 property taxes or property tax credits actually paid by **【**or allocable  
7 to**】** a resident taxpayer who has more than one homestead, but the  
8 aggregate amount of the property taxes or property tax credits  
9 claimed shall not exceed the total of the proportionate amounts of  
10 property taxes **【**assessed and levied against or allocable to**】** paid for  
11 each homestead for the portion of the taxable year for which the  
12 taxpayer occupied it as the taxpayer's principal residence.

13 c. If title to a homestead is held by more than one individual as  
14 joint tenants or tenants in common, each individual shall be allowed  
15 a deduction pursuant to this section only in relation to the  
16 individual's proportionate share of the property taxes assessed and  
17 levied against the homestead. The proportionate share shall be  
18 equal to that of all other individuals who hold the title, but if the  
19 conveyance under which the title is held provides for unequal  
20 interests therein, a taxpayer's share of the property taxes shall be in  
21 proportion to the taxpayer's interest in the title.

22 d. If title to a homestead is held by a husband and wife who  
23 own the homestead as tenants by the entirety, or if that husband and  
24 wife are both residential shareholders of a cooperative or mutual  
25 housing corporation and occupy the same homestead therein, and  
26 who elect to file separate income tax returns pursuant to the "New  
27 Jersey Gross Income Tax Act," N.J.S.54A:1-1 et seq., that husband  
28 and wife shall each be entitled to one-half of the deduction for  
29 property taxes for which they may be jointly eligible pursuant to  
30 this section.

31 e. If the homestead is a dwelling house consisting of more than  
32 one unit, that taxpayer shall be allowed a deduction for property  
33 taxes or property tax credits only in relation to the proportionate  
34 share of the property taxes assessed and levied against the  
35 residential unit occupied by the taxpayer, as determined by the local  
36 tax assessor.

37 f. Notwithstanding the provisions of subsection a. of this  
38 section to the contrary: (1) a resident taxpayer shall be allowed a  
39 deduction for a taxpayer's taxable year beginning during 1996 based  
40 on 50% of the property taxes not in excess of \$5,000 paid on the  
41 taxpayer's homestead; and (2) a resident taxpayer shall be allowed a  
42 deduction for a taxpayer's taxable year beginning during 1997 based  
43 on 75% of the property taxes not in excess of \$7,500 paid on the  
44 taxpayer's homestead.

45 g. Notwithstanding any other provision of this section, the  
46 deduction allowed under this section to a resident taxpayer eligible  
47 to receive a homestead property tax reimbursement pursuant to  
48 P.L.1997, c.348 (C.54:4-8.67 et al.) shall not exceed that resident



1 taxpayer's base year property tax liability as determined pursuant to  
2 P.L.1997, c.348 (C.54:4-8.67 et al.).

3 h. Notwithstanding any other provision of this section, for the  
4 taxable year beginning January 1, 2009, a taxpayer who has gross  
5 income for the taxable year of more than \$250,000 and is not:

6 (1) 65 years of age or older at the close of the taxable year; or

7 (2) allowed to claim a personal deduction as a blind or disabled  
8 taxpayer pursuant to subsection (b) of N.J.S.54A:3-1, shall not be  
9 allowed a deduction pursuant to this section;

10 provided however, the deduction for a taxpayer who has gross  
11 income for the taxable year of more than \$150,000 but not  
12 exceeding \$250,000 and is not:

13 (1) 65 years of age or older at the close of the taxable year; or

14 (2) allowed to claim a personal deduction as a blind or disabled  
15 taxpayer pursuant to subsection (b) of N.J.S.54A:3-1, shall not  
16 exceed \$5,000.

17 (cf: P.L.2018, c.45, s.1)

18

19 23. Section 5 of P.L.1996, c.60 (C.54A:3A-19) is amended to  
20 read as follows:

21 5. a. If a taxpayer who is eligible for a deduction for property  
22 taxes paid under section 3 of **【this act】** P.L.1996, c.60 (C.54A:3A-  
23 17) for a part of the taxable year is also eligible for a deduction for  
24 rent constituting property taxes under section 4 of this act for a part  
25 of the taxable year, the taxpayer shall be allowed a deduction, not in  
26 excess of \$15,000, subject to the limitations of subsection b. of this  
27 section, the amount of which shall be equal to the sum of the  
28 amount of property tax credit, as defined in section 1 of P.L.2018,  
29 c.11 (C.54:4-66.6), plus the amount of property taxes due and paid  
30 for the calendar year in which the property taxes are due and  
31 payable on a homestead that is not a unit of residential rental  
32 property and the amount of rent constituting property taxes due and  
33 paid for the calendar year in which the rent constituting property  
34 taxes is due and payable for the occupancy of a homestead that is a  
35 unit of residential rental property, provided however, that the  
36 amount of property taxes and property tax credits shall be subject to  
37 the limitations set forth in subsections b. through e. of section 3 of  
38 P.L.1996, c.60 (C.54A:3A-17) and the amount of rent constituting  
39 property taxes shall be subject to the limitations set forth in  
40 subsections b. and c. of section 4 of P.L.1996, c.60 (C.54A:3A-18)  
41 as may be applicable.

42 b. Notwithstanding the provisions of subsection a. of this  
43 section to the contrary: (1) a taxpayer who is eligible for a  
44 deduction for property taxes paid under section 3 of **【this act】**  
45 P.L.1996, c.60 (C.54A:3A-17) for a part of the taxable year and is  
46 also eligible for a deduction for rent constituting property taxes  
47 under section 4 of **【this act】** P.L.1996, c.60 (C.54A:3A-18) for a  
48 part of the taxable year, shall be allowed a deduction for the

1 taxpayer's taxable year beginning during 1996 based on 50% of an  
2 amount not in excess of \$5,000, the amount of which shall be equal  
3 to the sum of the amount of property taxes paid on a homestead that  
4 is not a unit of residential rental property and the amount of rent  
5 constituting property taxes paid for the occupancy of a homestead  
6 that is a unit of residential rental property; and (2) a taxpayer who is  
7 eligible for a deduction for property taxes paid under section 3 of  
8 **【this act】** P.L.1996, c.60 (C.54A:3A-17) for a part of the taxable  
9 year and is also eligible for a deduction for rent constituting  
10 property taxes under section 4 of **【this act】** P.L.1996, c.60  
11 (C.54A:3A-18) for a part of the taxable year, shall be allowed a  
12 deduction for the taxpayer's taxable year beginning during 1997  
13 based on 75% of an amount not in excess of \$7,500, the amount of  
14 which shall be equal to the sum of the amount of property taxes  
15 paid on a homestead that is not a unit of residential rental property  
16 and the amount of rent constituting property taxes paid for the  
17 occupancy of a homestead that is a unit of residential rental  
18 property.

19 (cf: P.L.2018, c.45, s.3)

20

21 24. This act shall take effect immediately.